115.0	0002	0035.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,500 /	833,500
					USE VALUE:	833,500 /	833,500
					ASSESSED:	833,500 /	833,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
181		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRILL JESSICA	
Owner 2:		
Owner 3:		
Street 1:	181 FOREST STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GRILL BRADLEY R -
Owner 2:	-
Street 1:	181 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 8,786 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2840 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8786.000	378,200	700	454,600	833,500
Total Card	0.202	378,200	700	454,600	833,500
Total Parcel	0.202	378,200	700	454,600	833,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.49 | /Parcel: 293.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 136659
GIS Ref:
GIS Ref:
Insp Date: 09/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0002-0035.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,200	700	8,786.	454,600	833,500	833,500	Year End Roll	12/18/2019
2019	101	FV	290,700	700	8,786.	461,100	752,500	752,500	Year End Roll	1/3/2019
2018	101	FV	290,700	700	8,786.	344,200	635,600	635,600	Year End Roll	12/20/2017
2017	101	FV	290,700	700	8,786.	311,700	603,100	603,100	Year End Roll	1/3/2017
2016	101	FV	290,700	700	8,786.	298,700	590,100	590,100	Year End	1/4/2016
2015	101	FV	283,500	700	8,786.	253,300	537,500	537,500	Year End Roll	12/11/2014
2014	101	AB	283,500	700	8,786.	240,300	524,500	524,500		3/11/2014
2014	105	FV	323,600	700	8,786.	240,300	564,600	564,600	Year End Roll	12/16/2013

!8951!

PRINT

Date	Time
12/10/20	23:28:51

LAST REV

Date	Time
10/02/18	10:55:22

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8951

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRILL BRADLEY R	62836-590		10/25/2013	Convenience	1	No	No		
	20089-179		9/1/1989		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	136659
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2015	418	Solar Pa	12,000					
9/5/2003	877	Addition	200,000	C		G6	GR FY06	2 STY

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	MEAS&NOTICE	BS	Barbara S
1/31/2014	Meas/Inspect	PC	PHIL C
12/3/2008	Meas/Inspect	163	PATRIOT
11/9/2000	Hearing Chag	189	PATRIOT
2/8/2000	Measured	264	PATRIOT
6/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8786		Sq. Ft.	Site		0	70.	0.74	5			Access	-5					454,579						454,600	

Total AC/HA: 0.20170 | Total SF/SM: 8786 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,579 | Spl Credit | Total: 454,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99331677
Const Adj.:	0.98990101
Adj $ / SQ:	122.911
Other Features:	110496
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548048
Depreciation:	169895
Depreciated Total:	378153

COMMENTS

REAR HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

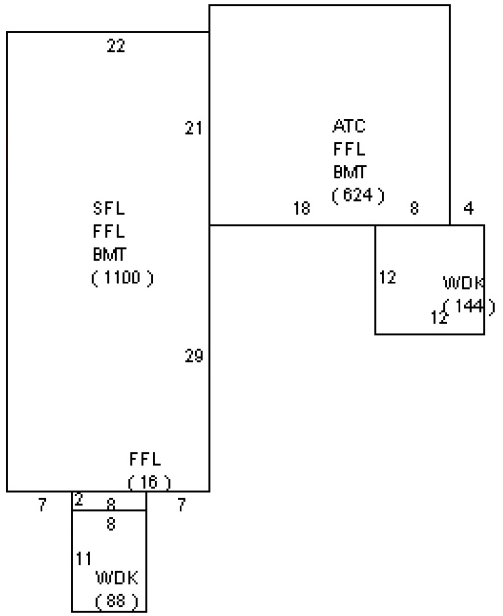
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	122.91
Special Features:	0	Val/Su Net:	75.43
Final Total:	378200	Val/Su SzAd	123.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,740	122.910	213,865
BMT	Basement	1,724	36.870	63,569
SFL	Second Floor	1,100	122.910	135,202
WDK	Deck	232	10.210	2,368
ATC	Attic	218	103.240	22,549

Net Sketched Area:	5,014			Total:	437,553
Size Ad	3058.3999	Gross Are	5420	FinArea	2840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0035.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	14X10	A	AV	1975	7.43	T	35.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc